

184.0

0010

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

647,100 / 647,100

USE VALUE:

647,100 / 647,100

ASSESSED:

647,100 / 647,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
26		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAYO JOSEPH L JR	
Owner 2:	
Owner 3:	

Street 1: 26 VIRGINIA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: DAVENPORT CHRISTOPHER -	
Owner 2: DAVENPORT DEBORAH M -	
Street 1: 26 VIRGINIA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6080	Sq. Ft.	Site	0	70.	0.99	7							421,680	421,700

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6080.000	224,900	500	421,700	647,100		124163
Total Card	0.140	224,900	500	421,700	647,100	Entered Lot Size	GIS Ref
Total Parcel	0.140	224,900	500	421,700	647,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	499.31	/Parcel: 499.31	Land Unit Type:	Insp Date
							07/11/18

PREVIOUS ASSESSMENT								Parcel ID	184.0-0010-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	224,900	500	6,080.	421,700	647,100		Year end	12/23/2021
2021	101	FV	217,400	500	6,080.	421,700	639,600		Year End Roll	12/10/2020
2020	101	FV	217,100	500	6,080.	421,700	639,300		639,300 Year End Roll	12/18/2019
2019	101	FV	193,400	600	6,080.	421,700	615,700		615,700 Year End Roll	1/3/2019
2018	101	FV	193,400	600	6,080.	355,400	549,400		549,400 Year End Roll	12/20/2017
2017	101	FV	193,400	600	6,080.	325,300	519,300		519,300 Year End Roll	1/3/2017
2016	101	FV	193,400	600	6,080.	277,100	471,100		471,100 Year End	1/4/2016
2015	101	FV	181,500	600	6,080.	241,000	423,100		423,100 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
DAVENPORT CHRIS	34934-510		2/28/2002		330,000	No	No								
POPE DONALD E -	25021-129		11/29/1994		209,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/11/2018		MEAS&NOTICE							CC			Chris C			
11/13/2008		Measured							345			PATRIOT			
3/9/2000		Inspected							264			PATRIOT			
1/4/2000		Mailer Sent													
12/29/1999		Measured							263			PATRIOT			
7/20/1993									MF						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH																																																																																																	
Type:	5 - Cape	Full Bath:	1	Rating:	Average																																																																																																		
Sty Ht:	1H - 1 & 1/2 Sty	A Bath:		Rating:																																																																																																			
(Liv) Units:	1	Total:	1	3/4 Bath:																																																																																																			
Foundation:	1 - Concrete	A 3QBth:		Rating:																																																																																																			
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average																																																																																																		
Prime Wall:	4 - Vinyl	A HBth:		Rating:																																																																																																			
Sec Wall:		OthrFix:		Rating:																																																																																																			
Roof Struct:	1 - Gable	WSFlue:		Rating:																																																																																																			
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average																																																																																																		
Color:	WHITE	A Kits:		Rating:																																																																																																			
View / Desir:		Frp:	1	Rating:	Average																																																																																																		
GENERAL INFORMATION		WSFlue:		Rating:																																																																																																			
Grade:	C - Average	CONDOS INFORMATION																																																																																																					
Year Blt:	1951	Eff Yr Blt:		Location:																																																																																																			
Alt LUC:		Alt %:		Total Units:																																																																																																			
Jurisdct:		Fact:	.	Floor:																																																																																																			
Const Mod:		% Own:		Name:																																																																																																			
Lump Sum Adj:																																																																																																							
INTERIOR INFORMATION		DEPRECIATION																																																																																																					
Avg Ht/FL:	STD	Phys Cond:	AV - Average	31.	%																																																																																																		
Prim Int Wal	1 - Drywall	Functional:			%																																																																																																		
Sec Int Wall:		Economic:			%																																																																																																		
Partition:	T - Typical	Special:			%																																																																																																		
Prim Floors:	3 - Hardwood	Override:			%																																																																																																		
Sec Floors:		Total:	31	%																																																																																																			
RESIDENTIAL GRID																																																																																																							
<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc:</td> <td>Line 1</td> <td># Units</td> <td>1</td> </tr> <tr> <td>Level</td> <td>FY</td> <td>LR</td> <td>DR</td> <td>D</td> <td>K</td> <td>FR</td> <td>RR</td> <td>BR</td> <td>FB</td> <td>HB</td> <td>L</td> <td>O</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Upper</td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> </tr> <tr> <td>Lower</td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs:</td> <td>8</td> <td>BRs:</td> <td>2</td> <td>Baths:</td> <td>1</td> <td>HB:</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc:	Line 1	# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMs:	8	BRs:	2	Baths:	1	HB:	1				
1st Res Grid	Desc:	Line 1	# Units	1																																																																																																			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																											
Other																																																																																																							
Upper																																																																																																							
Lvl 2																																																																																																							
Lvl 1																																																																																																							
Lower																																																																																																							
Totals	RMs:	8	BRs:	2	Baths:	1	HB:	1																																																																																															
OTHER FEATURES																																																																																																							
<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc:</td> <td>Line 1</td> <td># Units</td> <td>1</td> </tr> <tr> <td>Level</td> <td>FY</td> <td>LR</td> <td>DR</td> <td>D</td> <td>K</td> <td>FR</td> <td>RR</td> <td>BR</td> <td>FB</td> <td>HB</td> <td>L</td> <td>O</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Upper</td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> </tr> <tr> <td>Lower</td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs:</td> <td>8</td> <td>BRs:</td> <td>2</td> <td>Baths:</td> <td>1</td> <td>HB:</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc:	Line 1	# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMs:	8	BRs:	2	Baths:	1	HB:	1				
1st Res Grid	Desc:	Line 1	# Units	1																																																																																																			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																											
Other																																																																																																							
Upper																																																																																																							
Lvl 2																																																																																																							
Lvl 1																																																																																																							
Lower																																																																																																							
Totals	RMs:	8	BRs:	2	Baths:	1	HB:	1																																																																																															
REMODELING																																																																																																							
RES BREAKDOWN																																																																																																							
<table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td> <td>8</td> <td>2</td> <td>M</td> </tr> <tr> <td>Additions:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General:</td> <td colspan="4">Totals</td> </tr> <tr> <td></td> <td>1</td> <td>8</td> <td>2</td> <td></td> </tr> </table>								Exterior:	No Unit	RMS	BRS	FL	Interior:	1	8	2	M	Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:	Totals					1	8	2																																															
Exterior:	No Unit	RMS	BRS	FL																																																																																																			
Interior:	1	8	2	M																																																																																																			
Additions:																																																																																																							
Kitchen:																																																																																																							
Baths:																																																																																																							
Plumbing:																																																																																																							
Electric:																																																																																																							
Heating:																																																																																																							
General:	Totals																																																																																																						
	1	8	2																																																																																																				
SUB AREA																																																																																																							
SUB AREA DETAIL																																																																																																							

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	% Sprinkled		

MOBILE HOME

Make: [REDACTED] Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]

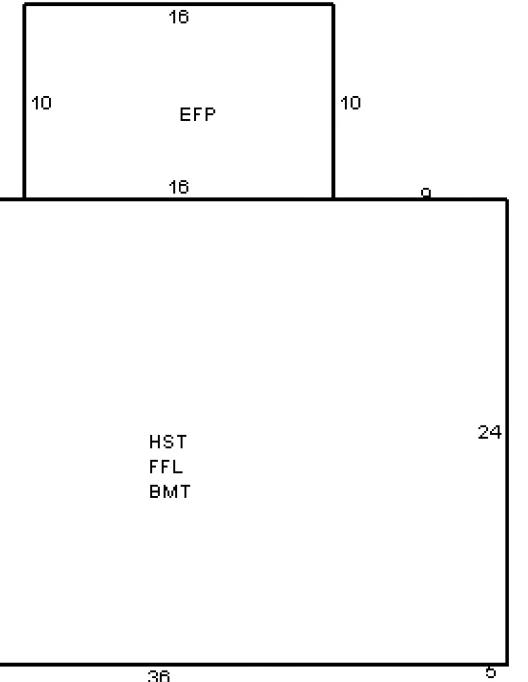
ARD ITEMS **PARCEL ID** 184-0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X20	G	AV	1970	6.16	T	39.2	101			500			500

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X20		G	AV	1970	6.16	T	39.2	101			500			500

SKETCH



ssPro Patriot Properties, Inc

